

OPERATING STATEMENT  
3052 Brighton 1st Street  
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Brooklyn, NY 11235

Year Ending 2023  
Month of March

INCOME:		Year-to-Date	3/2023
Rent		277874.77	115459.03
Parking		12075.00	4625.00
Other Chg		50.00	0.00
Other Incom		2117.01	0.00
		=====	=====
TOTAL INCOME:		292116.78	120084.03
EXPENSE:			
5102 Insurance		54186.73	20404.21
5109 Property Taxes		171.55	171.55
5110 Utilities		37683.69	22867.86
5115 Inspection		3200.00	3200.00
5132 Miscellaneous		2117.00	0.00
5200 Building Repair		52196.50	3227.07
5202 Elev Contract		2550.93	850.31
5203 Exterminating		724.03	168.76
5205 Plumbing Repair		1469.81	1469.81
5212 Repairs		5908.29	2070.89
5213 Receiver Fees		1600.00	1600.00
5214 Reimbursed Exp		2990.58	314.28
5215 Supplies		3357.88	410.34
5220 Security		24617.80	5114.95
5221 Landscaping		3048.50	0.00
5299 FIRE/SECURITY		3244.48	87.10
5300 Mgmt Fee		20202.34	6613.11
5310 Lease Renew Fee		2100.00	2100.00
5312 New Lease Fee		2266.05	2250.00
5501 LEGAL FEES		5757.20	4019.70
5620 Maintanence		24975.00	8000.00
6505 Violations		2200.00	100.00
		=====	=====
TOTAL EXPENSE:		256568.36	85039.94
NOI:		=====	=====
		35548.42	35044.09
TOTAL DEBT SERVICE:		=====	=====
		0.00	0.00
NET INCOME:		=====	=====
		35548.42	35044.09
CASH FLOW ITEMS:			
2030 Sec Payable		-2100.00	-2100.00
		=====	=====
TOTAL CASH FLOW		-2100.00	-2100.00
		=====	=====
NET CASH FLOW:		37648.42	37144.09
Beginning Cash Balance:		659774.60	
Ending Cash Balance:		696918.61	